

APPENDIX B

to

REPORT COA2018-054

FILE NO: D20-2018-023



GEOMATICS
MAPPING

196 St. Albans Road, geographic Township of Verulam



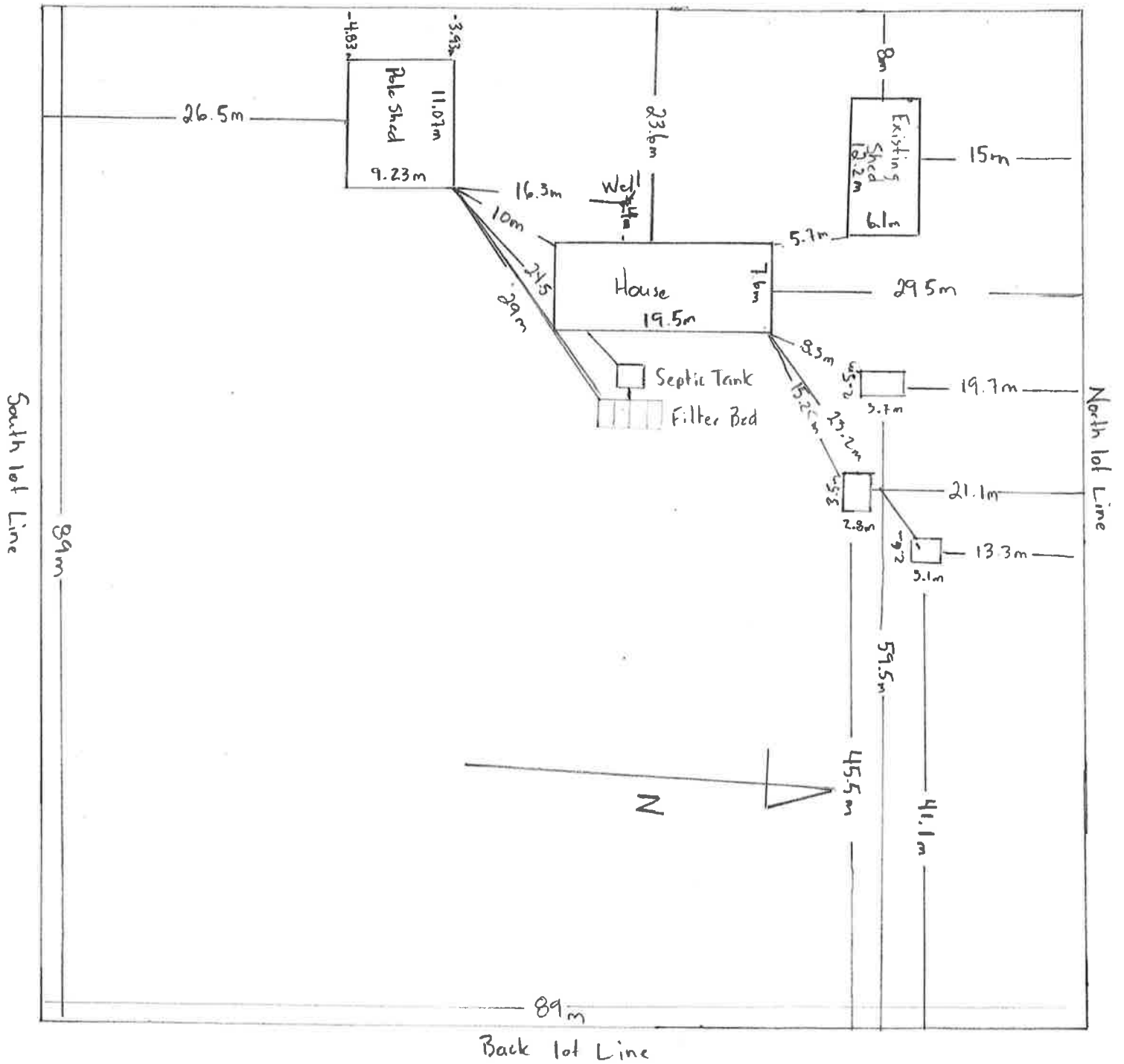
APPENDIX C

to

REPORT COA2018-054

FILE NO: D20-2018-023

196 St. Albans Rd



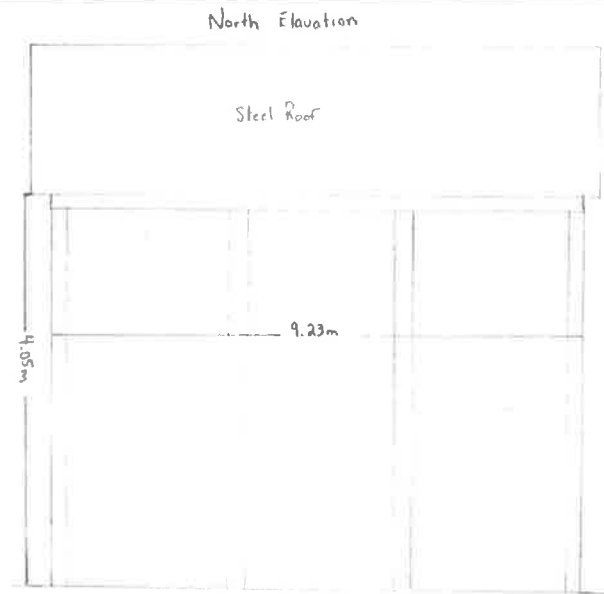
APPENDIX D

to

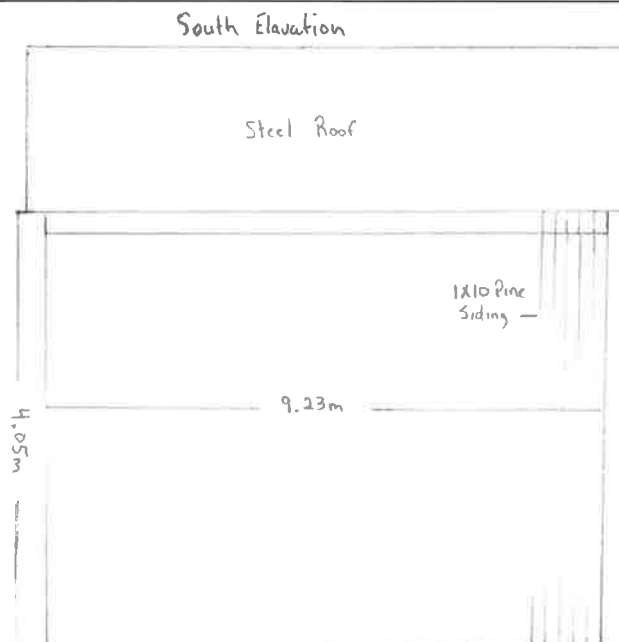
REPORT COA2018-054

FILE NO: D20-2018-023

Front Elevation (North Direction)



Rear Elevation (South Direction)



APPENDIX D

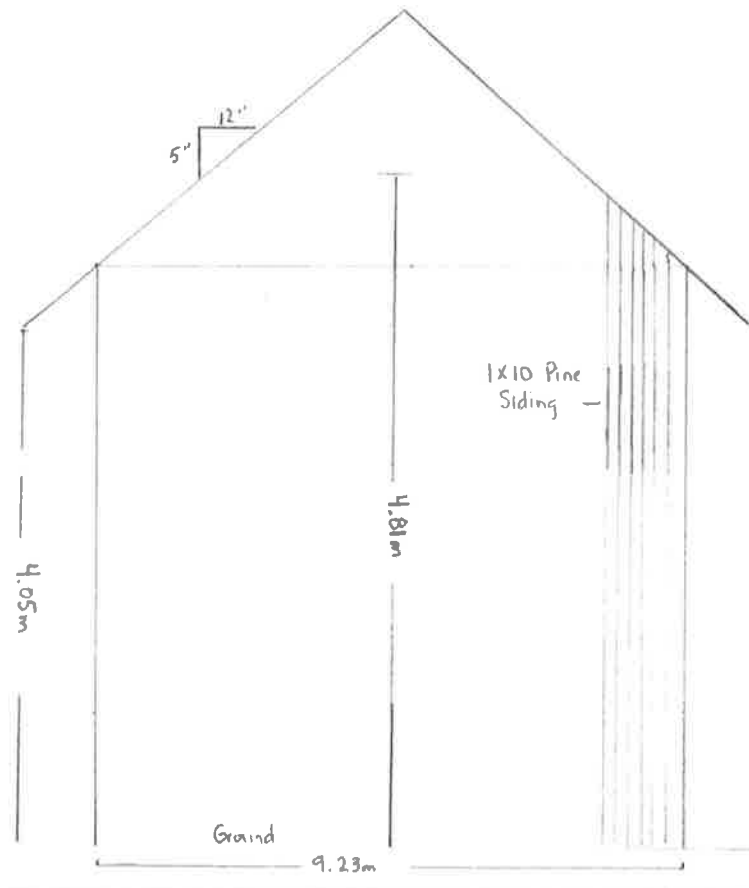
to

REPORT COA2018-054

FILE NO: D20-2018-023

Right Elevation (West Direction)

East
West Elevation



APPENDIX " E "
to

Quadri Adebayo

From: Derryk Wolven
Sent: Thursday, June 07, 2018 9:43 AM
To: Charlotte Crockford-Toomey
Subject: Minor Variances

REPORT COA2018-054

FILE NO. D20-2018-023

Please be advised building division has the following comments:

D20-2018-003 No Concerns
D20-2018-019 No Concerns
D20-2018-023 Built without permit
D20-2018-024 No Concerns
D20-2018-025 No Concerns
D20-2018-026 No Concerns

Derryk Wolven, CBCO

Plans Examiner

Development Services, Building Division, City of Kawartha Lakes

705-324-9411 ext. 1273 www.kawarthalakes.ca



APPENDIX " E "

to

REPORT COA2018-054

Quadri Adebayo

FILE NO. D20-2018-023

From: Anne Elmhirst
Sent: Sunday, June 10, 2018 11:14 PM
To: Charlotte Crockford-Toomey
Subject: D20-2018-023 - 196 St. Alban's Rd

Hello Charlotte,

I have received and reviewed the proposal for a Minor Variance at 196 St. Alban's Road, City of Kawartha Lakes. The applicant has requested relief for an accessory structure in the front yard.

The property is serviced by an on-site sewage system that is currently in the process of being upgraded. The sewage system will be located in the rear yard of the property. As such, the accessory structure will not encroach or hinder the sewage system in any way,

Thus, the Building Division – Sewage System Program has no concerns with this application.

Best Regards,

Anne Elmhirst C.P.H.I.(C), B.A.Sc., B.Sc.
Supervisor – Part 8 Sewage Systems
Development Services - Building Division, City of Kawartha Lakes
705-324-9411 ext. 1882 www.kawarthalakes.ca



APPENDIX " E "

to

REPORT COA2018-054

FILE NO. D20-2018-023

Quadri Adebayo

From: Alexander White <awhite@kawarthaconservation.com>
Sent: Tuesday, May 15, 2018 9:58 AM
To: Charlotte Crockford-Toomey
Subject: Minor Variance - File #D20-2018-023

Hello Ms. Crockford-Toomey,

My name is Alexander White, part of the planning and policy department at Kawartha Conservation. We have just reviewed the minor variance application #D20-2018-023, submitted by Dean Junkin and Liana Patterson, and we have no concerns or comments at this time.

Thank you,

Alexander White
Planning & Policy Assistant
KAWARTHA CONSERVATION
277 Kenrei Road
Lindsay, ON K9V 4R1

Tel: 705.328.2271 ext. [232]
Fax: 705.328.2286

KawarthaConservation.com



KAWARTHA
CONSERVATION

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Engineering & Corporate Assets Department
P.O. Box 9000, 12 Peel Street
Lindsay, ON K9V 5R8
Tel: (705) 324-9411 Ext. 1119
Fax: (705) 324-2982
e-mail: ktimms@kawarthalakes.ca
website: www.kawarthalakes.ca

APPENDIX "E"
APPENDIX "E"

to
REPORT COA2018-054

D20-2018-023

MEMORANDUM

TO: Mark LaHay, Acting Secretary-Treasurer

CC: Christina Sisson, Supervisor Development Engineering
Kim Rhodes, Administrative Assistant
Erica Hallett, Administrative Assistant

FROM: Kirk Timms, Engineering Technician

DATE: June 13th, 2018

RE: Application for Minor Variance/Permission
D20-2018-023
196 St. Albans Road, Part Lot 20, Concession 8, geographic
Township of Verulam, Ward 7, now in the City of Kawartha
Lakes.

Engineering has reviewed the City of Kawartha Lakes Committee of Adjustment Notice of Public Hearing for Minor Variance as well as the Application for Minor Variance/Permission received on June 7th, 2018.

It is the understanding by Engineering that the applicant is applying for a minor variance to permit the construction of a garage.

From an engineering perspective, we confirm we have no objection to the proposed minor variance for Township of Verulam Zoning By-law 6-87, as amended to permit an accessory structure in a front yard, where it is permitted in the side or rear yards and to reduce the minimum front yard depth from 10 metres to 3.93 metres.

We respectfully request if additional information brought forward through the commenting period that changes the intent of the minor variance application and the corresponding report by Planning, that Engineering be circulated for technical review on behalf of the City. Please provide Engineering the Notice of Decision for our confirmation.

Please do not hesitate to contact our office if you have any questions.

D. Junkin
196 St. Alban's Road
Bobcaygeon, ON K0M 1A0

APPENDIX " F "
to
REPORT COA2018-054
FILE NO. D20-2018-023

Mr Quadri Abedeyo, Planner II
City of Kawartha Lakes
322 Kent St. W
Lindsay, Ontario
K9V 4S7

RE: REPORT COA2018-033

Dear Mr Abedeyo,

I have now had the opportunity to review the report presented to the Committee of Adjustment that I received on the morning of the meeting. I wanted to offer the following comments in response, prior to our meeting on July 9.

My property is a 2 ac. lot of record and is located in an agricultural area with no immediate neighbouring buildings. I was under the impression that it is zoned A-1, which is rural zone. I am surrounded to the north, south and east by a large woodlot. Across the street is a farm field. I have no near neighbor, who would be impacted by a building on my lot.

As you saw when you visited the property, there is a very steep and heavily wooded ravine to the south of my house that severely limits the side yard in this location and renders it unsuitable for building.

As your report notes, I have a large shed in the front yard, which was constructed in 1987, prior to my ownership, which I use for storage; and two tiny sheds that are below the size for a building permit, which are in my north side yard. My rear yard contains my septic bed, which needs to be replaced shortly and I have begun that process. I cannot take heavy equipment over the septic bed and the remainder of my rear yard is wooded. I need to keep some access to the rear yard from my side yard to replace the septic bed and for future maintenance of the septic bed. With these limits on my north and south side yards, and the rear yard, I have no space for an accessory building to house my equipment and vehicles, apart from the front yard. This is not a "preference" as your report states, but a practical reality due to the constraints of my property.

I operate a part-time home occupation that involves landscaping and snow maintenance and I need a building to store my equipment. My only option is the location where the garage has been erected, and it is well screened from the road by a tall, thick hedge, as you saw and your photos indicated. I have no neighbours on the road for hundreds of feet in any direction and my own property provides ample distance separation from the next lot line, which adjoins rural or agricultural land, not homes.

Your report states that because my lot of record is slightly below 1 hectare (2.4 ac) in size, that it should be considered as a residential use. However, it is not a residential lot in a subdivision, and in fact has no neighbouring houses that would be impacted by development on my property. I thus wonder how my garage could set a precedent, when there are no neighbours with similar properties – and in fact there is a structure already erected in my front yard. In a rural area, this is common.

I cannot understand your concern about the height of the garage when it is clearly below the height permitted by the zoning by-law. Your report seems to indicate that if I had a two storey house, you would not have this concern. I thought that the zoning bylaw regulated a building's height, as opposed to such subjective concerns. There are many instances of accessory buildings that are taller than the house, due to design or slope of land, in every part of the municipality, and it is especially common in the rural area.

I understand that there is no Official Plan concern with the garage. I am requesting a Minor Variance to address the unique characteristics of my property and my need for a garage to house my vehicles. It cannot go in the rear yard where the septic is located or in the south side yard, due to the steep ravine

[2]

and my north side yard is blocked by an existing structure and trees. In my opinion, the landscaped screening of my yard from the road and the constraints on my property do enable the intent of the zoning by-law to be maintained to enable me to live and accommodate my vehicles and equipment. I therefore think it is completely appropriate for the use of the land.

If I lived in Lindsay, I might better understand your concerns, but I live in a rural area with no immediate neighbours, and none likely in the future, given the restrictions on severances or rural subdivisions. I am trying to work within the unique constraints of my lot and I feel that you have not adequately considered the constraint of the deep ravine in the southern part of my lot or the fact that my rear lot contains the septic bed.

The garage is only approximately 100 sq.m., which is a small fraction of my 4,000 sq.m. property. This seems like a minor added structure compared to the lot size and it is typical of buildings in the surrounding rural and agricultural area. I also cannot see any impacts on any neighbouring property. None of the agencies have expressed any concern so I was astounded to read your report recommending a denial of my application.

I hope that this letter better explains my situation and I look forward to a productive meeting on July 9th.

Sincerely,

Dean Junkin